

CITY OF ALAMO HEIGHTS
CITY COUNCIL
June 23, 2008

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, 6120 Broadway, at 5:30 p.m. on Monday, June 23, 2008.

Present and composing a quorum were:

Mayor Louis Cooper
Councilman Stan McCormick
Councilman Bobby Rosenthal
Mayor Pro-Tempore Councilwoman Jill Souter
Councilman Bill Kiel
Councilwoman Susan Harwell

Also attending were:

City Manager Rebecca Waldman
City Attorney Mike Brenan
Assistant to City Manager/Information Technology Manager Marian Ramirez
Finance Director Cynthia Barr
Human Resource Manager/Deputy City Secretary Judith E. Surratt
City Secretary Denise M. Silva
Public Works Director Shawn P. Eddy
Community Development Director Ann McGlone
Police Chief Rick Pruitt
Fire Chief Bill Hagendorf

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Mayor Louis Cooper called the meeting to order at 5:30 p.m.

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Item #1 Mayor Cooper asked City Council for any corrections to the minutes of the June 9, 2008, City Council Special Meeting/Work Session. A motion was made by Councilman Bobby Rosenthal to approve the minutes of June 9, 2008 as submitted. Motion was seconded by Councilman Stan McCormick and passed by unanimous vote.

Mayor Cooper then asked City Council for any corrections to the minutes of the June 9, 2008, City Council Meeting. A motion was made by Councilwoman Jill Souter to approve the minutes of June 9, 2008 as amended. Motion was seconded by Councilman Bill Kiel and passed by unanimous vote.

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City Manager's Report

- City Manager Rebecca Waldman stated that item #5 was pulled from the agenda that evening. As discussed during the City Council's earlier work session, an item will be added to the FY08 Strategic Action Plan to "Explore

options to address employee concerns regarding high fuel costs.” The issue of modified work hours will be considered as part of a broader discussion regarding employee compensation/benefits and energy conservation. The item will be referred to the Accountability and Management Committee and reviewed by City Council, possibly during the budget process.

- Ms. Waldman clarified two reporting errors that appeared in an article in the June 19, 2008 edition of the North San Antonio Times. Ms. Waldman noted that, first, during the June 9, 2008 work session, staff discussed a 20-year street maintenance plan, not a 20-year water conservation plan. Second, only the transfer of the city's sewer system to SAWS has been discussed, not the city's water system. Ms. Waldman stressed there has never been discussion of transferring or selling the city's water system to SAWS. An email blast clarifying the information was sent last Friday.
- Ms. Waldman asked Public Works Director Shawn Eddy to explain the declaration made by the Edwards Aquifer Authority (EAA) and its impact to the city. Mr. Eddy informed Council that although the EAA has declared Stage I Water Restrictions, no water restrictions will be implemented in the City of Alamo Heights at this time. Mr. Eddy explained that City Code specifies that Stage I Water Restrictions is to be implemented when the aquifer drops to 650 feet. A notice will be sent via email blast on Tuesday.

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Citizens To Be Heard Concerning Non-Agenda Items – There were none.

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Staff Reports

Item #3 Police Chief Rick Pruitt briefed City Council on this year's 39th Annual Alamo Heights July 4th Parade and reported how the City will be involved in the coordination of this event. Police Chief Pruitt noted that the parade is a qualified neighborhood event and is exempt from the special event permit requirement indicated in the City Code.

Mayor Cooper announced that item #9 would be moved up on the agenda for consideration at this time and be presented concurrently with item #4.

Item #9 Consideration of a request for the construction of a temporary building and Architectural Review Board Case No. 313F for 6116 Broadway, a property zoned B-1, requested by the City of Alamo Heights.

- a. Request for the expenditure of an amount not to exceed \$162,000 from the Unreserved General Fund Balance to purchase, erect and install a 3,360 sf temporary metal building on the vacant property south of City Hall located at 6116 Broadway to house the City's new ladder fire truck and other fire apparatus

- b. Architectural Review Board Case No. 313F – Recommendation to approve the design of a new temporary metal building to house the City's new ladder fire truck and other fire apparatus

Item #4 Proposal to develop and release a Request For Qualifications for the design of a new Fire Station and City Hall/Police Station

Shawn P. Eddy, Public Works Director showed a powerpoint presentation and provided background on the purchase of the new fire ladder truck, reported the findings of the city facilities assessments and explained space needs and plans. Mr. Eddy recalled the facility options previously presented to City Council and explained that all options required the construction of a temporary building to house the new fire ladder truck and other fire apparatus. Mr. Eddy reviewed the plans and estimated cost to construct a temporary metal building on the vacant land south of City Hall on Broadway. Mr. Eddy explained that other options considered by staff were not feasible because of concerns that the temporary building and base foundation of the building would need to last for several years until a new fire station is built. Another concern was that the renovation/addition option cost is estimated to cost at least 83% of the new construction option. Mr. Eddy cautioned that unforeseen hidden costs may arise when undergoing renovations.

Mr. Eddy noted that the Architectural Review Board recommended approval of the design of the temporary building. Mr. Eddy added that this item was favorably reviewed by the Infrastructure and Services Council Committee. Mr. Eddy informed City Council that staff and the committee met with surrounding neighbors and reported that, although the neighbors were favorable with the temporary building, they opposed any additional parking on the Henderson residential lots.

Mr. Eddy went on to present a proposal to develop and release a Request For Qualifications (RFQ) for the design of the new Fire Station and City Hall/Police Station. Mr. Eddy reviewed the proposed timeline and indicated that following Council's approval, the new temporary metal building would be erected late August or by September 2008.

Fire Chief Bill Hagendorf answered Council's questions concerning the new fire ladder truck, the need for housing of the fire truck and the importance of the ISO rating. Fire Chief Hagendorf described the features of the new fire ladder truck. Fire Chief Hagendorf stated that the new apparatus should help improve the ISO rating and explained how the ISO rating is determined and what factors are considered. Fire Chief Hagendorf stated that a better ISO rating would benefit residents with their insurance costs.

City Council discussion followed concerning use, cost and amount of time the temporary building would be used. Staff answered City Council's questions concerning the proposed timeline and explained that the timeline was assuming concurrent construction of the new City Hall/Police Station and Fire Station. However, since the project was planned to be done in phases, the timeline could be longer.

Community Development Director Ann McGlone explained that when the architect is approved by City Council, the architect will present conceptual options with estimate numbers and fairly hard numbers will be reviewed during the schematic portion of the

timeline. Ms. McGlone added that during design development stage, material selection is made and a much better estimate will be available at that point for the total cost of construction.

Mr. Eddy clarified that the proposed temporary building is needed to house all fire apparatus in addition to the new fire ladder truck. The temporary building will be removed when a new fire station is constructed in the future. Mr. Eddy stated that the grading will be able to be utilized for the new city hall building and pieces of the concrete parking pad may be able to be reused. Mr. Eddy noted that the temporary building would have some resale value once it was no longer needed, but he advised against the City purchasing a used building because of problems that can occur with moving such buildings.

Margaret Spencer, 140 Patterson, inquired on the funding for the temporary building and when to expect the new fire truck. Mr. Eddy explained that because the building is a temporary structure, funds will come from the Unreserved General Fund Balance so the City will not spend 20 years paying back the expenditure. Mr. Eddy stated the temporary building should be complete in August 2008 and the anticipated delivery of the new ladder fire truck is the end of September 2008.

There was Council discussion with staff concerning the process for the proposed Request For Qualifications and the timeline of that process.

Laura Theurer, 139 Wildrose, inquired about the length of the ladder on the new fire truck and fire service capabilities of the city. Fire Chief Hagendorf stated that the full extension reach of the new apparatus will be 105 feet and explained the issues considered when utilizing the ladder.

A motion was then made by Councilman Bobby Rosenthal to approve the request for the expenditure of an amount not to exceed \$162,000 from the Unreserved General Fund Balance to purchase, erect and install a temporary metal building on the vacant property south of City Hall located at 6116 Broadway to house the City's new ladder fire truck and other fire apparatus and the design of the temporary metal building as recommended by the ARB. Motion was seconded by Councilman Bill Kiel and passed by unanimous vote.

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Item #5 Pulled from the agenda. No discussion.

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Consent Items Mayor Cooper read the captions to the following items.

Item #6 Request by Roger Soler's Sports to hold their annual Dam '09 Triathlon on August 16, 2008, from 7:00 a.m. to 11:00 a.m. beginning and ending at the Alamo Heights Swimming Pool.

Item #7 Request by Dr. Ben Espy to hold SNIPSA's "Race for the Rescues" 5K walk/run event on September 27, 2008, from 8:00 a.m. to 11:00 a.m. beginning and ending at the Alamo Heights Swimming Pool.

Item #8 Consideration of a change order in the amount of \$48,733 for the design and replacement of an extended portion of the existing sewer main in E. Castano Ave. from N. New Braunfels Ave. to an existing sewer manhole just west of the intersection of E. Castano Ave. and Vanderhoven Dr.

Staff recommendation was approval of each consent item. After brief discussion, a motion was made by Councilwoman Jill Souter to approve the consent items. Motion was seconded by Councilman Stan McCormick and passed by unanimous vote.

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Items for Individual Consideration.

Item #10 Consideration of an Ordinance to amend Chapter 18 of the Code of Ordinances, Traffic, Article VI, Traffic Schedules, Section 18-152. Schedule G – “Parking Prohibited or Limited on Certain Streets” to create restricted parking zones on Burr Rd., Katherine Ct., and Harrigan Ct.

Police Chief Rick Pruitt provided background and stated that numerous residents have contacted his office expressing concern with the traffic hazards present on these streets. Chief Pruitt stated that the safety hazards on these streets included congested parking conditions on the narrow streets, inadequate ranges of visibility for passing, and unsafe turning. Chief Pruitt added that the safety hazards on these streets would make it difficult for fire and medical apparatus responding to an emergency. Chief Pruitt reported that the congested roadway conditions are influenced by the parking of students from The University of Incarnate Word, employees and visitors to their administrative office building, and contractors working on multi-family residential projects. Chief Pruitt noted that an additional concern was the anticipated increase in commuter traffic on these streets due to the BRAC expansion of Fort Sam Houston, the construction of high rise condominiums immediately to the south and the construction of large scale apartment projects to the east of Alamo Heights.

Chief Pruitt reviewed the proposed locations and stated that staff recommends approval of the proposed ordinance to restrict parking along the north curb line of the 100 block of Burr Road between 7 am and 5 pm, Monday-Friday; restrict parking along the north and south curb lines in the 100 block of Katherine Court between 7 am and 5 pm, Monday-Friday; and restrict parking in the 100 block of Harrigan Court along the south curb line for a distance of 218 feet easterly from the intersection with Broadway and along the north curb line for a distance of 293 feet easterly from the intersection with Broadway.

There was Council discussion with Chief Pruitt concerning how to address temporary parking for guests visiting residents on those streets.

Timothy Caffrey, 167 Katherine Ct., expressed his concern that residents affected by this proposed ordinance would not have the same convenience of off street parking as residents on other streets in the city. Mr. Caffrey suggested providing residents with a decal to identify vehicles owned by residents which would allow residents to park on the street in front of their homes during the proposed restricted times. Mr. Caffrey stated he appreciated the effort that has been taken to address this issue.

City Council discussion continued concerning temporary parking and parking permits for residents on Katherine Court.

After discussion, a motion was made by Councilman Stan McCormick to approve amending Chapter 18 of the Code of Ordinance to create restricted parking on Harrigan Court and Burr Road, with a proviso that a plan be developed to provide parking permits for the residents on Katherine Court. Motion was seconded by Councilwoman Susan Harwell and passed by unanimous vote.

City Council requested that notification be sent to residents on Katherine Court explaining how to obtain parking permits.

City Attorney Mike Brenan stated that the ordinance will need to be brought back to City Council with the revision made by City Council.

(Special Note: The agenda caption for this item did not include "permit parking only" for Katherine Court and will, therefore, be placed on the City Council agenda for July 21.)

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Item #11 Mayor Cooper read the caption to the following ordinance.

ORDINANCE NO. 1775

AN ORDINANCE AMENDING CHAPTER 18, TRAFFIC, ARTICLE VI, TRAFFIC SCHEDULES, SEC.18-147, SCHEDULE B(1) BY ADDING OGDEN LANE WITH COLUMBINE STREET AND SCHEDULE B(2) BY ADDING FOUR-WAY STOP SIGNS AT MONTCLAIR AVENUE WITH ASHCROFT AVENUE, TOWNSEND AVENUE WITH OGDEN LANE AND CIRUELA STREET WITH COLLEGE BOULEVARD.

Police Chief Rick Pruitt presented background, including the concerns citizens have expressed relating to the safety of vehicular and pedestrian traffic on several streets and reviewed the proposed locations. Chief Pruitt reported that the high volume of traffic on these streets is largely due to commuter traffic avoiding larger streets during peak traffic periods. Chief Pruitt noted that affected streets are immediately adjacent to or near schools and public playground areas. Chief Pruitt stated staff recommends approval of the proposed ordinance to create a new one-way stop intersection on Columbine Street at Ogden Lane. The Ordinance will also change two-way stop intersections to four-way stop intersections on Montclair Avenue at Ashcroft Avenue, on Townsend Avenue at Ogden Lane, and on Ciruela Street at College Boulevard.

After discussion, a motion was made by Councilman Bill Kiel to approve the ordinance. The motion was seconded by Councilwoman Susan Harwell and passed by unanimous vote.

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At 7:15 p.m., Mayor Cooper announced that after a short break, the City Council would conduct a closed meeting with its attorney to seek advice regarding pending

litigation, Boyar v. City of Alamo Heights, as authorized in Section 551.071 of the Texas Government Code.

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Margaret Spencer, 140 Patterson, asked questions concerning the necessity of the new ladder fire truck and why the temporary building was not initially included in Phase 2 of the Capital Improvement Plan.

Ms. Waldman explained that the new ladder fire truck was replacing a fire truck which its certification was due to expire at the end of this year. Ms. Waldman explained that it was not prudent to use 20-year bond money for a temporary building.

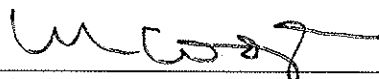
Councilman Bobby Rosenthal commented that purchasing a temporary building with three bays will save the city money by planning ahead for when the fire station is renovated or demolished and providing space for fire apparatus. Councilman Bill Kiel explained that initial plans were to renovate the fire station, however, findings showed that the condition of the buildings would not make renovations possible.

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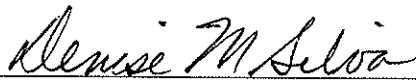
At 7:20, Mayor Cooper adjourned the regular City Council meeting. Following a short break, City Council convened to Executive Session at 7:26 p.m.

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Mayor Cooper reconvened the regular meeting at 8:04 p.m. There was no action to be taken on the business discussed in the closed session. A motion was made by Councilman Stan McCormick to adjourn the meeting. Motion was seconded by Councilman Bill Kiel and passed by unanimous vote. Mayor Cooper adjourned the meeting at 8:05 p.m.



Louis Cooper
Mayor



Denise M. Silva
City Secretary